

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 To permit an accessory structure (garage) to be located in the front and side yard instead of required rear yard.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. Septic tank, city water and natural gas entry into house on northwest side of house make this location impractical.
 2. Right side (east) is not adequate in size. Also, there is excessive water run off from neighboring lot.
 3. There is no suitable or adequate space on property for this structure other than location requested.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
Raymond W. Andrews
(Type or Print Name) (Type or Print Name)
Signature Signature
Address Address
City and State City and State
Attorney for Petitioner: 5601 Carrington Drive 256-8641
(Type or Print Name) Address Phone No.
Signature White Marsh, MD. 21162
City and State City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address Address
City and State City and State
Attorney's Telephone No.: Same as above (work #) 554-2784
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1986, at 9:30 o'clock a.m.

By: [Signature]
Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR VARIANCE
SE/S of Philadelphia Road,
SE/S of Carrington Drive
(5601 Carrington Drive) -
11th Election District
Raymond W. Andrews, et ux,
Petitioners
Case No. 86-350-A

The Petitioners herein request a variance for an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard.

Testimony by the Petitioner indicated that the existing dwelling is located on a lot with streets on three sides. The rear yard is occupied by utilities, septic area and a pool. If the garage were placed in the rear yard, it would be in the front view of the adjacent neighbor. The Petitioner and the adjacent neighbor agree that the designated placement is the preferable location. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of March, 1986, that the herein Petition for Variance to permit an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard, in accordance with the plan submitted and filed herein marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

By: [Signature]
Deputy Zoning Commissioner
of Baltimore County

ZONING DESCRIPTION

Beginning on the corner formed by the SE/S of Philadelphia Road, the SW/S of Carrington Dr. and the NE/S of Allender Road. Being Lot #1, Blk. A Recorded in the subdivision of Darryl Gardens Book 13, Folio 137. In the 11th election district. Containing approximately .5 ac. Also known as 5601 Carrington Dr.

PETITION FOR ZONING VARIANCE
11th Election District

LOCATION: Southeast Side of Philadelphia Road, Southeast Side of Carrington Drive (5601 Carrington Drive)

DATE AND TIME: Tuesday, March 11, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard

Being the property of Raymond W. Andrews, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
11th Election District
LOCATION: Southeast Side of Philadelphia Road, Southeast Side of Carrington Drive (5601 Carrington Drive)
DATE AND TIME: Tuesday, March 11, 1986, at 9:30 a.m.
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Being the property of Raymond W. Andrews, et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of ARNOLD JABLON, Zoning Commissioner of Baltimore County Feb. 20

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494 3353

ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Raymond W. Andrews
Mrs. Sandra F. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
SE/S Philadelphia Rd., SE/S Carrington Drive
(5601 Carrington Drive)
11th Election District
Raymond W. Andrews, et ux - Petitioners
Case No. 86-350-A

Dear Mr. and Mrs. Andrews:

This is to advise you that \$46.68 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018528
DATE 3/10/86 ACCOUNT R-01-115-000
SIGNATURE [Signature]
AMOUNT \$ 46.68
RECEIVED FROM [Signature]
FOR [Signature]
VALIDATION OR SIGNATURE OF CASHIER

Petition for Variance
11th Election District
LOCATION: Southeast Side of Philadelphia Road, Southeast Side of Carrington Drive (5601 Carrington Drive)
DATE AND TIME: Tuesday, March 11, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance for an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard.
Being the property of Raymond W. Andrews, et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of ARNOLD JABLON, Zoning Commissioner of Baltimore County Feb. 20

The Times

Middle River, Md., Feb. 19, 1986
This is to Certify, That the annexed

Petition - Andrews
Reg. 287514

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of Feb., 1986.
[Signature]
Publisher.

Mr. Raymond W. Andrews
Mrs. Sandra F. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Philadelphia Rd., SE/S Carrington Drive
(5601 Carrington Drive)
11th Election District
Raymond W. Andrews, et ux - Petitioners
Case No. 86-350-A

TIME: 9:30 a.m.

DATE: Tuesday, March 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012384
DATE 1/25/85 ACCOUNT 01-615-000
AMOUNT \$ 35.00
RECEIVED FROM Raymond W. Andrews
FOR Variance # 209
VALIDATION OR SIGNATURE OF CASHIER

UNDER RECEIVED FOR FILING
DATE March 13, 1986
BY [Signature]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Raymond W. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

RE: Item No. 209 - Case No. 86-350-A
Petitioners - Raymond W. Andrews, et ux
Variance Petition

Dear Mr. and Mrs. Andrews:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 16, 1985

Mr. A. Jablon
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item 209
Property Owner:
Raymond W. Andrews,
Location: SE/S
Philadelphia Road
(Route 7) S/E/S Carrington
Drive, NE/S Allender Rd
Existing Zoning: D.R. 3.5
Proposed Zoning: Var.
to permit an accessory
Structure to be located in
the front and side yard
instead of the required
rear yard
Acres: 200/100.62 x
89.5/191.17
District: 11th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal and field inspection, of the above site, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3530
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985
Item # 209
Property Owner: RAYMOND W. ANDREWS, et ux
Location: SE/S Philadelphia Road, SE/S
CARRINGTON DRIVE, NE/S ALLENDER RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore, it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Earning calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and construction on these soils is prohibited.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan.
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual, Bill 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change, the re-evaluation must be by the County Council.
- ☒ Additional comments:

cc: James Dyer

Norman E. Gerber
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

NSF/bld

3/10
86-348-A



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-2500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Raymond W. Andrews, et ux

Location: SE/S Philadelphia Road, SE/S Carrington Drive

Item No.: 209 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved:
Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3533

ARNOLD JABLON
ZONING COMMISSIONER

March 13, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Raymond W. Andrews
5601 Carrington Drive
White Marsh, MD 21162

RE: PETITION FOR VARIANCE
SE/S of Philadelphia Road,
SE/S of Carrington Drive
(5601 Carrington Drive) -
11th Election District
Raymond W. Andrews, et ux,
Petitioners
Case No. 86-350-A

Dear Mr. and Mrs. Andrews:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:rbg

Attachments

cc: People's Counsel



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 209 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raymond W. Andrews, et ux
Location: SE/S Philadelphia Rd., SE/S Carrington Drive, NE/S Allender Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #175-85, the Maryland Code for the Handicapped and Aged (A.H.S.A. Bill 101 - 1980) and other applicable Code and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a Registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Required Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Inundation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #175-80. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Show fence closure for pool.

4/22/86

By: C. E. Burdick, Chief
Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner _____ Date: February 16, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

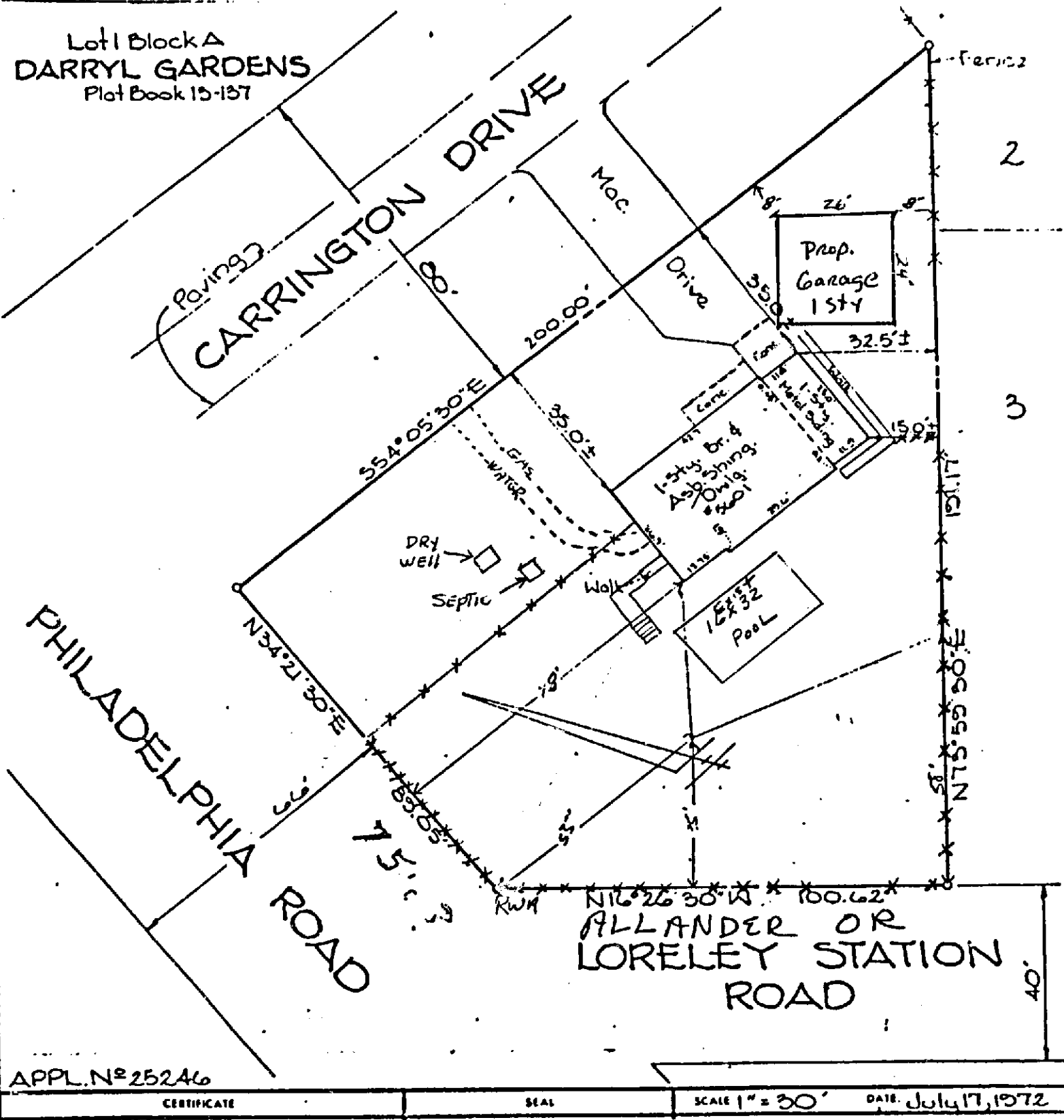
SUBJECT: Zoning Petitions No. 86-349-SPhA, 86-350-A, 86-351-XA, 86-354-XSPH,
86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:slm

Lot 1 Block A
DARRYL GARDENS
Plat Book 15-137



APPL. No 25246

CERTIFICATE

SEAL

SCALE 1" = 30'

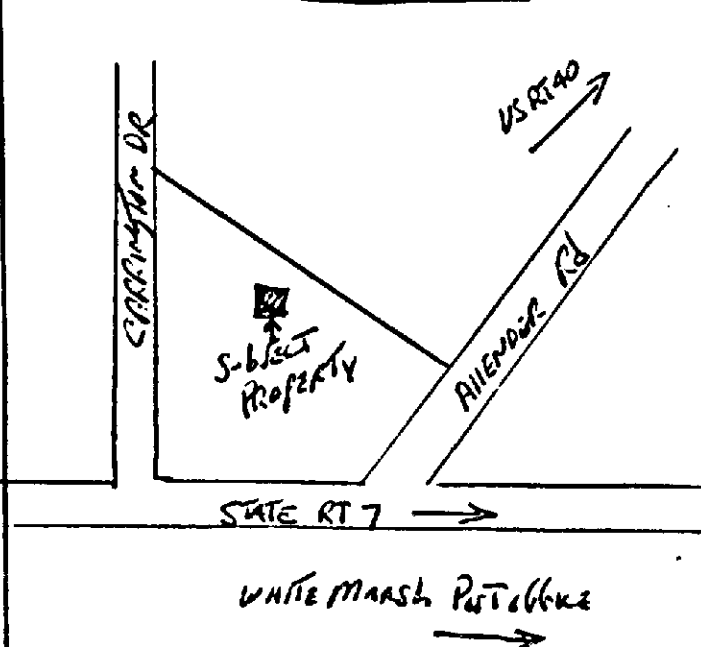
DATE July 17, 1972

PLAT FOR ZONING VARIANCE
 OWNER: Raymond W & Sandra F. Andrews
 DISTRICT - 11 ZONED DR 3.5
 SUBDIVISION - DARRYL GARDENS
 EXISTING UTILITIES: From Carrington Dr.
 SCALE: 1" = 30'

**PETITIONER'S
EXHIBIT**

209

VICINITY MAP



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

86-350-A

District: 11th Date of Posting: 2/20/86
 Posted for: Variance
 Petitioner: Raymond W. Andrews, et ux
 Location of property: SE/4 Phil. Rd., SE/4 Carrington Drive
2601 Carrington Drive
 Location of Signs: Along Carrington Drive, across 10' E. roadway,
on property of Petitioner
 Remarks: _____
 Posted by: [Signature] Date of return: 2/21/86
 Number of Signs: 1

Case No. 86-350-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this
 4th day of February, 1986.

[Signature]
 ARNOLD JABLON
 Zoning Commissioner

Petitioner Raymond W. Andrews, et ux
 Petitioner's Attorney

Received by: James E. Dyce
 Chairman, Zoning Plans
 Advisory Committee

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 To permit an accessory structure (garage) to be located in the front and side yard instead of required rear yard.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. Septic tank, city water and natural gas entry into house on northwest side of house make this location impractical.
 2. Right side (east) is not adequate in size. Also, there is excessive water run off from neighboring lot.
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Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
Raymond W. Andrews
(Type or Print Name) (Type or Print Name)
Signature Signature
Address Address
City and State City and State
Attorney for Petitioner: 5601 Carrington Drive 256-8641
(Type or Print Name) Address Phone No.
Signature White Marsh, MD. 21162
City and State City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address
City and State
Attorney's Telephone No.: Same as above (work #) 554-2784
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1986, at 9:30 o'clock a.m.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE
SE/S Philadelphia Rd.,
SE/S Carrington Drive
(5601 Carrington Drive)
11th District
RAYMOND W. ANDREWS,
et ux, Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Raymond W. Andrews, 5601 Carrington Drive, White Marsh, MD 21162, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION FOR VARIANCE
SE/S of Philadelphia Road,
SE/S of Carrington Drive
(5601 Carrington Drive)
11th Election District
Raymond W. Andrews, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-350-A

The Petitioners herein request a variance for an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard.

Testimony by the Petitioner indicated that the existing dwelling is located on a lot with streets on three sides. The rear yard is occupied by utilities, septic area and a pool. If the garage were placed in the rear yard, it would be in the front view of the adjacent neighbor. The Petitioner and the adjacent neighbor agree that the designated placement is the preferable location. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of March, 1986, that the herein Petition for Variance to permit an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard, in accordance with the plan submitted and filed herein marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Raymond W. Andrews
Mrs. Sandra F. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
SE/S Philadelphia Rd., SE/S Carrington Drive
(5601 Carrington Drive)
11th Election District
Raymond W. Andrews, et ux - Petitioners
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BALTIMORE COUNTY, MARYLAND
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MISCELLANEOUS CASH RECEIPT
No. 018528
DATE 3/10/86 ACCOUNT R-01-115-000
SIGNATURE Raymond W. Andrews
AMOUNT \$ 46.68
RECEIVED FROM Raymond W. Andrews
FOR Baltimore County
VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the corner formed by the SE/S of Philadelphia Road, the SW/S of Carrington Dr. and the NE/S of Allender Road. Being Lot #1, Blk. A Recorded in the subdivision of Darryl Gardens Book 13, Folio 137. In the 11th election district. Containing approximately .5 ac. Also known as 5601 Carrington Dr.

PETITION FOR ZONING VARIANCE
11th Election District

LOCATION: Southeast Side of Philadelphia Road, Southeast Side of Carrington Drive (5601 Carrington Drive)
DATE AND TIME: Tuesday, March 11, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard

Being the property of Raymond W. Andrews, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising

24.75

The Times

Middle River, Md., Feb. 19, 1986

This is to Certify, That the annexed

Petition - Andrews
Reg. 287514

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of Feb., 1986.

James Brown
Publisher

Mr. Raymond W. Andrews
Mrs. Sandra F. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Philadelphia Rd., SE/S Carrington Drive
(5601 Carrington Drive)
11th Election District
Raymond W. Andrews, et ux - Petitioners
Case No. 86-350-A

TIME: 9:30 a.m.
DATE: Tuesday, March 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012384

DATE 1/25/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Raymond W. Andrews

FOR Variance # 209

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Raymond W. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

RE: Item No. 209 - Case No. 86-350-A
Petitioners - Raymond W. Andrews, et ux
Variance Petition

Dear Mr. and Mrs. Andrews:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 16, 1985

Mr. A. Jablon
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item 209
Property Owner:
Raymond W. Andrews,
Location: SE/S
Philadelphia Road
(Route 7) S/E/S Carrington
Drive, NE/S Allender Rd
Existing Zoning: D-r. 3.5
Proposed Zoning: Var.
to permit an accessory
Structure to be located in
the front and side yard
instead of the required
rear yard
Acres: 200/100.62 x
89.5/191.17
District: 11th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal and field inspection, of the above site, the State Highway Administration finds the site plan generally acceptable.

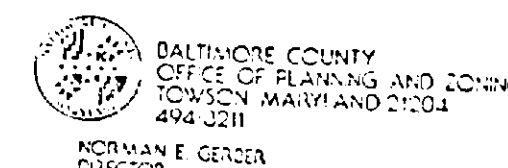
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985
Item # 209
Property Owner: RAYMOND W. ANDREWS, et ux
Location: SE/S Philadelphia Road, SE/S
CARRINGTON DRIVE, NE/S ALLENDER RD.

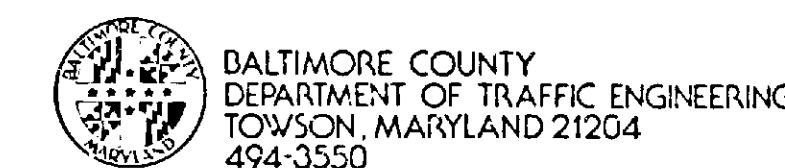
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore, it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Easement calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and construction on these soils is prohibited.
- ☒ Development of this site may constitute a potential conflict with the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan.
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change, the re-evaluation must be by the County Council.
- ☒ Additional comments:

cc: James Dyer

Europe A. Roper
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

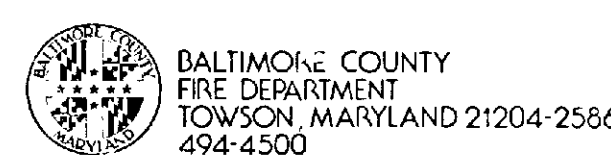
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

NSF/bld

3/10
86-348-A



PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Raymond W. Andrews, et ux

Location: SE/S Philadelphia Road, SE/S Carrington Drive

Item No.: 209 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

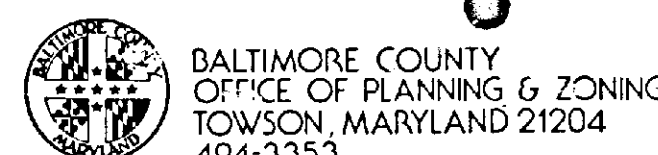
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved
Fire Prevention Bureau
Special Inspection Division

/mb



ARNOLD JABLON
ZONING COMMISSIONER

March 13, 1986

Mr. and Mrs. Raymond W. Andrews
5601 Carrington Drive
White Marsh, MD 21162

RE: PETITION FOR VARIANCE
SE/S of Philadelphia Road,
SE/S of Carrington Drive
(5601 Carrington Drive) -
11th Election District
Raymond W. Andrews, et ux,
Petitioners
Case No. 86-350-A

Dear Mr. and Mrs. Andrews:

I have this date passed my Order in the above captioned matter in accordance with the attached.

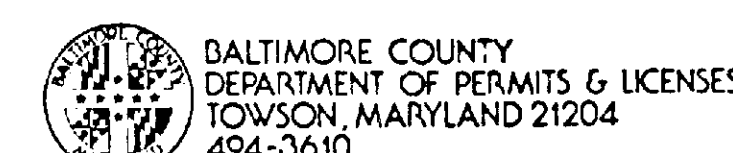
Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:rbg

Attachments

cc: People's Counsel



TED ZALESKI, JR.
DIRECTOR

December 27, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 209 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raymond W. Andrews, et ux
Location: SE/S Philadelphia Rd., SE/S Carrington Drive, NE/S Allender Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #172-85, the Maryland Code for the Handicapped and Aged (A.H.S.A. Bill 101 - 1980) and other applicable Code and Standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- 4. Commercial: Three sets of construction drawings sealed and signed by a Registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 5. All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- 7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Required Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Flood/Revised. Please see the attached copy of Section 316.0 of the Building Code as adopted by Bill #178-79. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- 10. Comments: Show fence closure for pool.

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain the full extent of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burdick, Chief
Building Plans Review

4/22/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner _____ Date: February 16, 1986

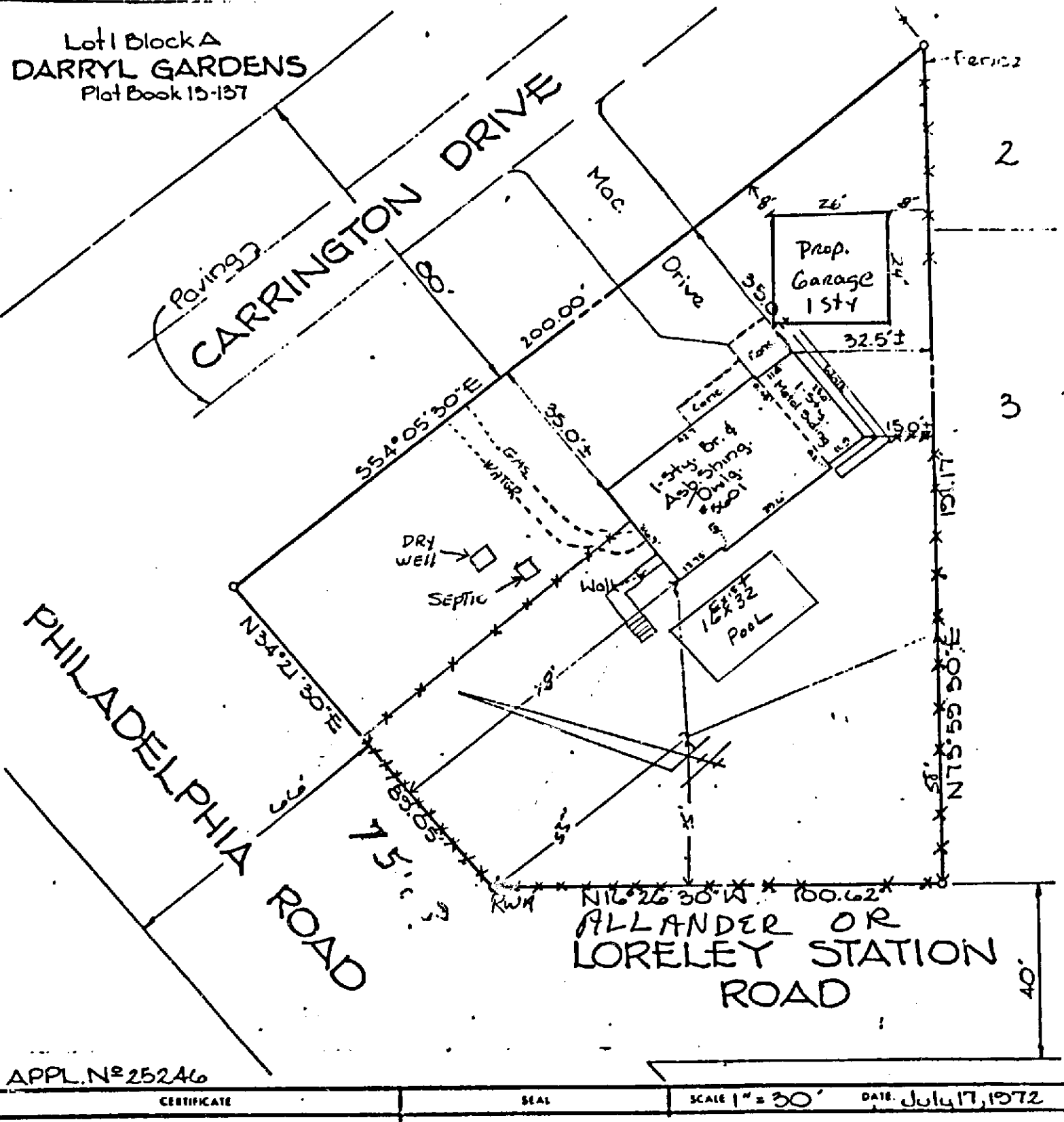
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-349-SPhA, 86-350-A, 86-351-XA, 86-354-XSPH,
86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

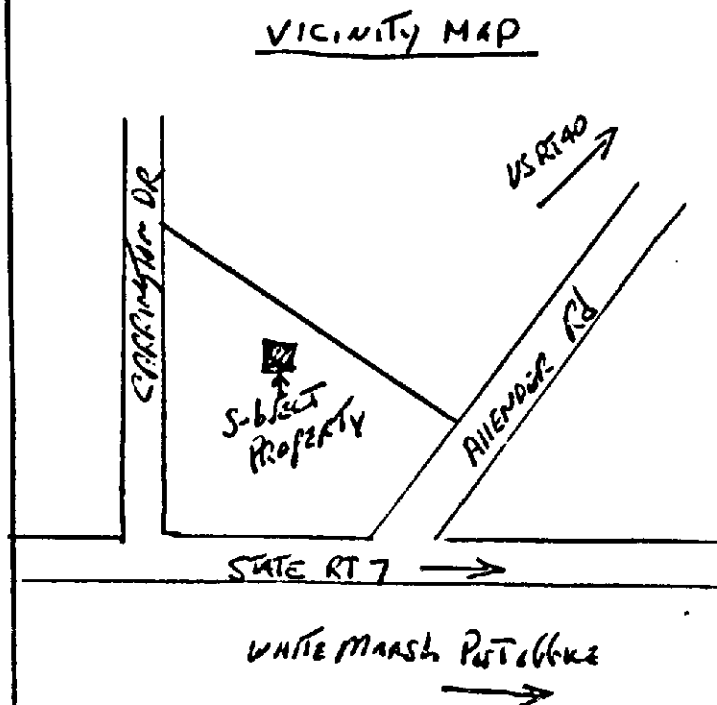
NEG:JCH:slm



PLAT FOR ZONING VARIANCE
OWNER: Raymond W & Sandra F. Andrews
DISTRICT - 11 ZONED DR 3.5
SUBDIVISION - DARRYL GARDENS
EXISTING UTILITIES: From CARRINGTON DR.
SCALE: 1" = 30'

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209



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-350-A

District: 117h Date of Posting: 2/20/86
Posted for: Variance
Petitioner: Raymond W Andrews, et al
Location of property: SE 1/4 Phil Rd, SE 1/4 Carrington Drive
2601 Carrington Drive
Location of Signs: Front Carrington Drive, across 10' Ex. road way,
on property of Petitioner
Remarks: _____
Posted by: M. H. H. H. Date of return: 2/20/86
Signature
Number of Signs: 1

Case No. 86-350-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
4th _____ day of February, 1986.


ARNOLD JABLON
Zoning Commissioner

Petitioner Raymond W. Andrews, et ux
Petitioner's
Attorney _____

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 To permit an accessory structure (garage) to be located in the front and side yard instead of required rear yard.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. Septic tank, city water and natural gas entry into house on northwest side of house make this location impractical.
 2. Right side (east) is not adequate in size. Also, there is excessive water run off from neighboring lot.
 3. There is no suitable or adequate space on property for this structure other than location requested.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
Raymond W. Andrews
(Type or Print Name) (Type or Print Name)
Signature Signature
Address Address
City and State City and State
Attorney for Petitioner: 5601 Carrington Drive 256-8641
(Type or Print Name) Address Phone No.
Signature White Marsh, MD. 21162
City and State City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address
City and State
Attorney's Telephone No.: Same as above (work #) 554-2784
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1986, at 9:30 o'clock a.m.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE
SE/S Philadelphia Rd.,
SE/S Carrington Drive
(5601 Carrington Drive)
11th District
RAYMOND W. ANDREWS,
et ux, Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Raymond W. Andrews, 5601 Carrington Drive, White Marsh, MD 21162, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION FOR VARIANCE
SE/S of Philadelphia Road,
SE/S of Carrington Drive
(5601 Carrington Drive)
11th Election District
Raymond W. Andrews, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-350-A

The Petitioners herein request a variance for an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard.

Testimony by the Petitioner indicated that the existing dwelling is located on a lot with streets on three sides. The rear yard is occupied by utilities, septic area and a pool. If the garage were placed in the rear yard, it would be in the front view of the adjacent neighbor. The Petitioner and the adjacent neighbor agree that the designated placement is the preferable location. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of March, 1986, that the herein Petition for Variance to permit an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard, in accordance with the plan submitted and filed herein marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Raymond W. Andrews
Mrs. Sandra F. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
SE/S Philadelphia Rd., SE/S Carrington Drive
(5601 Carrington Drive)
11th Election District
Raymond W. Andrews, et ux - Petitioners
Case No. 86-350-A

Dear Mr. and Mrs. Andrews:

This is to advise you that \$46.68 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018528
DATE 3/10/86 ACCOUNT R-01-115-000
SIGNATURE Raymond W. Andrews
AMOUNT \$ 46.68
RECEIVED FROM Raymond W. Andrews
FOR Baltimore County
VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the corner formed by the SE/S of Philadelphia Road, the SW/S of Carrington Dr. and the NE/S of Allender Road. Being Lot #1, Blk. A Recorded in the subdivision of Darryl Gardens Book 13, Folio 137. In the 11th election district. Containing approximately .5 ac. Also known as 5601 Carrington Dr.

PETITION FOR ZONING VARIANCE
11th Election District

LOCATION: Southeast Side of Philadelphia Road, Southeast Side of Carrington Drive (5601 Carrington Drive)
DATE AND TIME: Tuesday, March 11, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard

Being the property of Raymond W. Andrews, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising

24.75

The Times

Middle River, Md., Feb. 19, 1986

This is to Certify, That the annexed

Petition - Andrews
Reg. 287514

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of Feb., 1986.

James Brown
Publisher

Mr. Raymond W. Andrews
Mrs. Sandra F. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Philadelphia Rd., SE/S Carrington Drive
(5601 Carrington Drive)
11th Election District
Raymond W. Andrews, et ux - Petitioners
Case No. 86-350-A

TIME: 9:30 a.m.
DATE: Tuesday, March 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012384

DATE 1/25/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Raymond W. Andrews

FOR Variance # 209

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Raymond W. Andrews
5601 Carrington Drive
White Marsh, Maryland 21162

RE: Item No. 209 - Case No. 86-350-A
Petitioners - Raymond W. Andrews, et ux
Variance Petition

Dear Mr. and Mrs. Andrews:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 16, 1985

Mr. A. Jablon
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item 209
Property Owner:
Raymond W. Andrews,
Location: SE/S
Philadelphia Road
(Route 7) S/E/S Carrington
Drive, NE/S Allender Rd
Existing Zoning: D.R. 3.5
Proposed Zoning: Var.
to permit an accessory
Structure to be located in
the front and side yard
instead of the required
rear yard
Acres: 200/100.62 x
89.5/191.17
District: 11th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal and field inspection, of the above site, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3530
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985
Item # 209
Property Owner: RAYMOND W. ANDREWS, et ux
Location: SE/S PHILADELPHIA RD, SE/S
CARRINGTON DRIVE, NE/S ALLENDER RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore, it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Easement calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and construction on these soils is prohibited.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan.
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual, Bill 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change, the re-evaluation must be by the County Council.
- ☒ Additional comments:

cc: James Dyer

Norman E. Gerber
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

NSF/bld

3/10
86-348-A



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-2500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Raymond W. Andrews, et ux

Location: SE/S Philadelphia Road, SE/S Carrington Drive

Item No.: 209 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved:
Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3533

ARNOLD JABLON
ZONING COMMISSIONER

March 13, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Raymond W. Andrews
5601 Carrington Drive
White Marsh, MD 21162

RE: PETITION FOR VARIANCE
SE/S of Philadelphia Road,
SE/S of Carrington Drive
(5601 Carrington Drive) -
11th Election District
Raymond W. Andrews, et ux,
Petitioners
Case No. 86-350-A

Dear Mr. and Mrs. Andrews:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:rbg

Attachments

cc: People's Counsel



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 209 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raymond W. Andrews, et ux
Location: SE/S Philadelphia Rd., SE/S Carrington Drive, NE/S Allender Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #175-85, the Maryland Code for the Handicapped and Aged (A.H.S.A. Bill 101 - 1980) and other applicable Code and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a Registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Required Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Fixed Use _____ See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Revised. Please see the attached copy of Section 316.0 of the Building Code as adopted by Bill #175-80. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Show fence closure for pool.

4/22/86

By: C. E. Burdick, Chief
Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner _____ Date: February 16, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

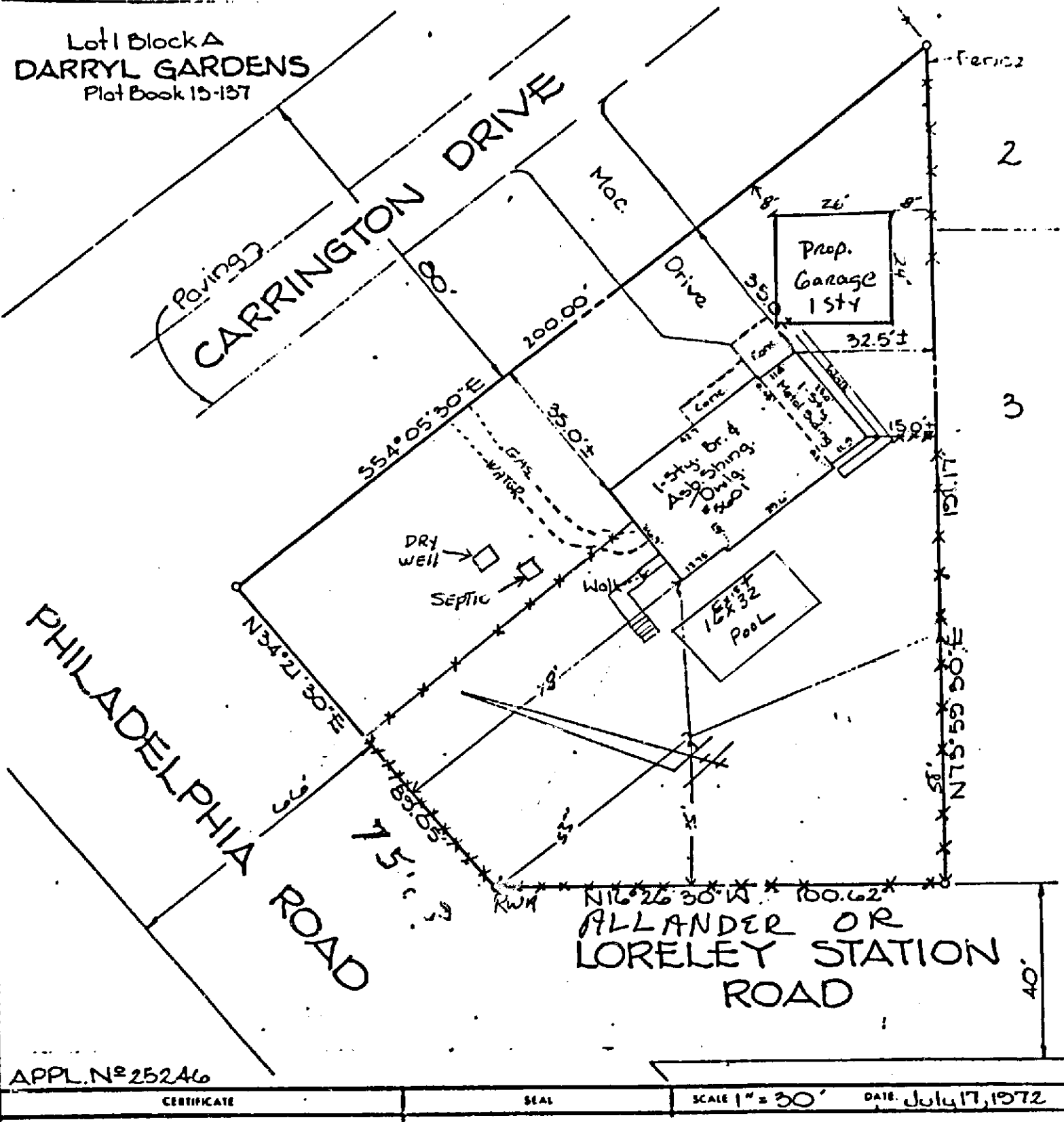
SUBJECT: Zoning Petitions No. 86-349-SPhA, 86-350-A, 86-351-XA, 86-354-XSPH,
86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:slm

Lot 1 Block A
DARRYL GARDENS
Plat Book 15-137



APPL. N° 25246

CERTIFICATE

SEAL

SCALE 1" = 30'

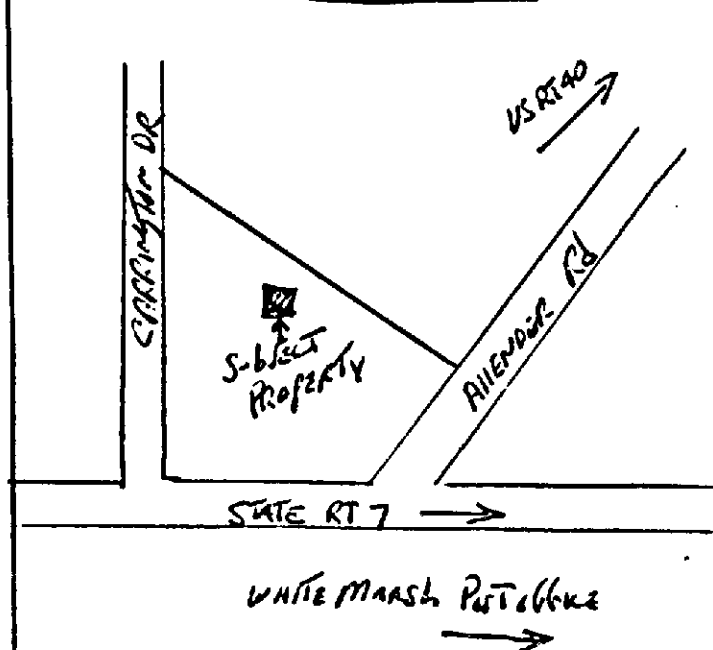
DATE July 17, 1972

PLAT FOR ZONING VARIANCE
 OWNER: Raymond W. & Sandra F. Andrews
 DISTRICT - 11 ZONED DR 3.5
 SUBDIVISION - DARRYL GARDENS
 EXISTING UTILITIES: From Carrington Dr.
 SCALE: 1" = 30'

**PETITIONER'S
EXHIBIT**

209

VICINITY MAP



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

86-350-A

District: 11th Date of Posting: 2/20/86
 Posted for: Variance
 Petitioner: Raymond W. Andrews, et ux
 Location of property: SE/4 Phil. Rd., SE/4 Carrington Drive
2601 Carrington Drive
 Location of Signs: Along Carrington Drive, across 10' E. roadway,
on property of Petitioner
 Remarks: _____
 Posted by: [Signature] Date of return: 2/20/86
 Number of Signs: 1

Case No. 86-350-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this
 4th day of February, 1986.

[Signature]
 ARNOLD JABLON
 Zoning Commissioner

Petitioner Raymond W. Andrews, et ux
 Petitioner's Attorney

Received by: James E. Dyce
 Chairman, Zoning Plans
 Advisory Committee